



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: February 9, 2005 REPORT NO. HO-05-011

ATTENTION: Hearing Officer

SUBJECT: OSTEND COURT DUPLEX
PTS PROJECT NUMBER: 36924

LOCATION: 807 Ostend Court

APPLICANT: Gregory F. Zackowski

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 105936 for demolition of an existing single family residence and construction of a two-story, above basement, 2,512 square-foot duplex?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 105936

Community Planning Group Recommendation - The Mission Beach Precise Planning Board considered the project on July 14, 2004 and voted 7-0-0 in favor of the project with four (4) conditions (Attachment 7). The Mission Beach Precise Planning Board reconsidered the project on October 19, 2004 and voted 9-0-0 in denial of the project (Attachment 8). The denial was based on the structure does not slope back at a 45 degree angle at a height of 20 feet above grade per the Municipal Code §103.0526.5(a).

Environmental Review – The project was determined to be exempt from with State of California Environmental Quality Act (CEQA) Guidelines per Section 15332, Infill Development.

BACKGROUND

The project site is a 2,382 square-foot lot zoned RS in the Mission Beach Planned District and the Mission Beach Precise Plan area. The project is subject to the Coastal Overlay Zone

(appealable), and the Coastal Height Limit. The property is addressed as 807 Ostend Court and is an interior lot (Attachment 1). The site is surrounded by properties also zoned RS and developed with single family residences and multi family residences (Attachment 2 and 3). The Mission Beach Community Plan designates the site for residential development at a Medium-high density of 36 dwelling units per acre (Attachment 2)

The site is currently improved with a one-story single family residence with is proposed to be demolished as the first step in redeveloping the property. The topography of the site is flat and the overall grade differential for the site is approximately 0.75 feet.

The Coastal Development Permit is being processed for the demolition of the existing single family residence and construction of the proposed duplex within the Coastal Overlay Zone.

DISCUSSION

Project Description

The applicant is requesting approval of a Coastal Development Permit for the proposed demolition of the existing single family residence and the construction of a two-story, above basement, 2,512 square-foot duplex with an attached two-car garage. Unit "A" is proposed to be 1,157 square-feet with a 304 square-foot roof deck. Unit "A" contains three bedrooms, two bathrooms, kitchen, dining room and living room. The parking spaces for Unit "A" are located east and adjacent to Unit "B" in an open tandem parking configuration. Unit "B" is proposed to be 1,252 square-feet with a 365 square-foot roof deck. Unit "B" contains two bedrooms, three bathrooms, kitchen, living room, dining room and family room. The parking for Unit "B" is located within the basement of the unit.

Exterior elevations propose stucco walls, vinyl siding, aluminum railings with clear glazing panels between, and windows. Site improvements will include fencing and landscaping.

Community Planning Group Recommendation

On July 14, 2004, the Mission Beach Precise Planning Board voted 7-0-0 in favor of the project with four (4) conditions (Attachment 7). On October 19, 2004, the Mission Beach Precise Planning Board reconsidered the project and voted 9-0-0 in denial of the project (Attachment 8). The denial was based on the structure does not slope back at a 45 degree angle at a height of 20 feet above grade per the Municipal Code §103.0526.5(a). City staff has reviewed the information from the community group and does not agree with the group that the proposed structure does not meet SDMC §103.0526.5(a).

Conclusion

Staff has reviewed the request for a Coastal Development Permit to demolish the existing single family residence and construct a two-story, above basement, 2,512 square-foot duplex. Staff has determined that the requested Coastal Development Permit complies with all the applicable

sections of the Municipal Code and that the required findings can be made to support the project (Attachment 6). The Mission Beach Precise Planning Board voted in favor and against the project. Staff has reviewed the project and determined that it is exempt in accordance with State of California Environmental Quality Act (CEQA) Guidelines, Section 15332, Infill Development.

ALTERNATIVES

1. Approve Coastal Development Permit No. 105936, with modifications.
2. Deny Coastal Development Permit No. 105936, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laura C. Black, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation (July 14, 2004)
8. Community Planning Group Recommendation (October 19, 2004)
9. Ownership Disclosure Statement
10. Project Chronology
11. Copy of Public Notice
12. Copy of Project Plans (forwarded to HO)